

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
JANUARY 9, 2025**

Hybrid meeting

MEMBERS PRESENT: Steve Kendall, Chair; Pam Brangan; Jeff Hodgson; Tom Karlhuber; Marla Keene; Stephen Selin

MEMBERS ABSENT: Jean Sirois, Vice-Chair

STAFF PRESENT: Aaron DeNamur, Director of Planning & Zoning

OTHERS PRESENT: Gail Albert, Ken Albert, Joyce George, Kate McCarthy, Taylor Newton, Mark Pennington, Sarah Ray, Don Rendall, David Webster, Jim White, illegible

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (12/14/24)
4. Disclosures/Potential Conflicts of Interest
5. Public Comments
6. Act 181 Discussion with CCRPC
7. Other Business
8. Adjournment

1. CALL TO ORDER

S. Kendall called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

Motion by STEPHEN SELIN, seconded by JEFF HODGSON, to approve the agenda as amended. Motion passed 6-0.

-The date on the agenda was corrected.

3. APPROVAL OF MINUTES

December 12, 2024

MARLA KEENE made a motion, seconded by STEPHEN SELIN, to approve the minutes of December 12, 2024. Motion passed 6-0.

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. PUBLIC COMMENTS

J. White asked when the Arrowwood report would be available. A. DeNamur said that he will be meeting with them in two weeks. M. Pennington discussed public engagement.

6. ACT 181 DISCUSSION with CCRPC

T. Newton and K. McCarthy, of the Chittenden County Regional Planning Commission (CCRPC) presented. Act 181 is a state bill that passed last year and requires a variety of changes to regional and municipal planning. The purpose of the bill is to maintain Vermont's historic settlement

pattern of compact village and urban centers separated by rural countryside. It will also modernize previous planning policies and right-sizing development review. K. McCarthy discussed the new planning and development categories. A Land Use Review Board has been established as a part of Act 181. Whether or not a project will need to undergo Act 250 approval, or will undergo additional review, will depend on the location, or tier that the project is located in. Each town will receive a housing target that they will need to add into a future municipal plan.

K. McCarthy asked the PC for information on community engagement methods, and they suggested neighborhood outreach and joining in on existing community and school events. Offering meals and childcare was also suggested, as well as engaging major employers. Answering a question from K. McCarthy, S. Kendall said that he would like to see more engagement with the business community and P. Brangan suggested consulting with local hotels. The draft regional map was reviewed by the PC, highlighting the planned growth and transitional areas. Additional conversations will be had on developing the map before it is publicly released. It is anticipated that adoption will begin in October and be completed by June of 2026. J. White discussed conflicting definitions in the zoning rewrite and Act 181.

8. OTHER BUSINESS

A. DeNamur said that the next meeting will be held on January 23rd. S. Kendall will not be in attendance, and if J. Sirois is not present M. Keene will serve as Chair for the meeting. The budget process is ongoing and should be completed by the end of the month.

9. ADJOURNMENT

**Motion by STEPHEN SELIN, seconded by TOM KARLHUBER, to adjourn the meeting.
Motion passed 6-0.**

The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Darby Mayville

Next meetings: January 23, 2024